



VENTANA METROPOLITAN DISTRICT

Regular Board Meeting
11007 Hidden Prairie Parkway
Fountain, CO 80817

And virtually: <https://video.cloudoffice.avaya.com/join/728897121>

Monday, January 16, 2023 – 6:00 p.m.

Eric Farrar, President - Term to May 2025
Christina Sparks, Vice President - Term to May 2025
Michael Laurencelle, Treasurer - Term to May 2025
Patrick Jarrett, Assistant Secretary - Term to May 2023
Jennifer Herzberg, Assistant Secretary - Term to May 2023

MINUTES

1. Call to Order: President Farrar called the meeting to order at 6:00 PM.
2. Declaration of Quorum/Director Qualifications/ Disclosure Matters: President Farrar confirmed a quorum was present. All disclosures were properly filed with the Department of Local Affairs, State of Colorado by Mr. Susemihl.

Directors in attendance were:

Eric Farrar
Michael Laurencelle
Patrick Jarrett

Also in attendance were:

Rebecca Harris, WSDM – District Managers
Kevin Whatley, Recreation Center Manager

3. Approval of Agenda: Ms. Harris added agenda item 9.c. Discuss new state statutes regarding director contact information. President Farrar moved to approve the agenda as amended; seconded by Director Jarrett. Motion passed unanimously.
4. Public Comment: There was no public comment.
5. Regular Business Items
 - a. Approval of Board Meeting Minutes from the December 19, 2022, Meeting
 - b. Approval of Payables for the Period ending January 10, 2023: Ms. Harris added a payable for December legal expenses in the amount of \$861.95.
 - General Fund – \$ 23,245.82
 - Bond Fund – \$ _____
 - TOTAL – \$ 23,245.82
 - c. Acceptance of Unaudited Financial Statements as of December 31, 2022, and the schedule of cash position updated as of December 31, 2022

After review, President Farrar moved to approve the Regular Business Items as presented with the amended payables; seconded by Director Laurencelle. Motion passed unanimously.

6. Market Update/Construction/Operations: Director Jarrett reported they continue to get interested buyers and traffic in sales. Director Jarrett discussed land and development, and noted they are preparing to do a second portion of filing 2 this Spring.
7. Legal Matters
 - a. Bond Discussion: Ms. Harris reported that Municap and D.A. Davidson are working together on the compounding interest issue.
8. Financial Matters
 - a. Review Financial Analysis: Ms. Harris presented an analysis of the District's financials including revenues and expenses relative to the developer advance. She projects the District will be able to sustain expenses without the developer advance by 2027.
9. District Management Matters & Report
 - a. Review Managers Report: Ms. Harris presented the monthly Manager's Report. Ms. Harris discussed the mailboxes and noted new USPS rules that require metro districts to be responsible for repairs or maintenance to mailboxes. The homeowners are responsible for the locks, and the metro district would be responsible for the concrete pads and parcel units.
 - b. Update on Recreation Center Operations: Mr. Whatley provided an update on Rec Center operations. The Board discussed new patio furniture for the pool area. Ms. Harris will reach out to Challenger to see if they will be contributing any furniture.
 - i. Review and Consider Approval for Maverick Construction Powder Coating for Pool: Mr. Whatley provided an estimate to recoat the pool rails and rings due to rust and damage. Ms. Harris recommended prioritizing the rings due to damage and postpone the rails until next year based on the budget. Ms. Harris noted they only have one bid due to difficulties finding companies that can do the work, but she will work on getting additional bids for review at next meeting.
 - c. Discuss New Statutes Regarding Director Contact Information: Ms. Harris explained new state statutes that require metro districts to provide director contact information on their website. WSDM District Managers created emails for each board member that are posted on the website to comply with the new requirements.
10. VCC Design Guideline Amendment
 - a. Update on Second Amendment to Design Guidelines: Ms. Harris presented the draft Second Amendment to Design Guidelines for Board review before signatures. The Board agreed the draft is ready for signatures.
11. Review Recreation Center Rules and Regulations: Ms. Harris explained the Board can review and edit the current Rec Center Rules and Regulations. Director Laurencelle will provide notes and suggested changes that can be reviewed at the next meeting.
 - a. Guest Policy
 - b. Age Limit on Hot Tub/Spa
 - c. Great Room Rentals

12. Other Business

- a. Next regular scheduled meeting is February 20, 2023, at 6:00 PM.


13. Adjourn: President Farrar moved to adjourn at 6:42 PM; seconded by Director Jarrett.
Motion passed unanimously.

Respectfully submitted,

By: Rebecca Harris

Secretary for the Meeting

THESE MINUTES ARE APPROVED AS THE OFFICIAL JANUARY 16, 2023,
MINUTES OF THE VENTANA METROPOLITAN DISTRICT BY THE BOARD OF
DIRECTORS SIGNING BELOW:


Eric Farrar (Apr 10, 2023 20:16 MDT)

Eric Farrar, President

Christina Sparks
Christina Sparks (Apr 10, 2023 16:05 MDT)

Christina Sparks, Vice President

Mike Laurencelle
Mike Laurencelle (Apr 14, 2023 15:51 MDT)

Michael Laurencelle, Treasurer

Patrick Jarrett
Patrick Jarrett (Apr 10, 2023 15:44 MDT)

Patrick Jarrett, Assistant Secretary

Jennifer Herzberg
Jennifer Herzberg (Apr 10, 2023 16:51 MDT)

Jennifer Herzberg, Assistant Secretary